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Planning Board Minutes  
April 4, 2024

**Planning Board Members Present:** Julie Pellett, Daniel Compton, Dan Morley, Michelle Rhoda, Mike Woodruff, Kimberly Gebo, Brian Westlake.

**Absent:** Kimberly Duvall

**Others Present:** Kim Rayburn (Building & Zoning), Christel Daggett (Planning & Zoning Secretary) Frank Fessner (Agent for Van Dyke), Mark Muller (Agent for Finucane)

**Pellett opened the meeting at 7:35**

**I. Waiver of Subdivision, TW1-24 Owner Ellen VanDyke, (Agent Frank Fessner)** 3120 Flatiron Rd. Tax Map # 81.00-1-72.100 34.871 +/- acres removing 17.759 +/- acres of Ag land. Leaving 17.996 +/- acres of parent parcel.

Fessner was present, acting agent for Van Dyke. Woodruff stated it was straight forward.

**Pellett motioned to declare SEQR a type II with no further action required.**

**Woodruff motioned Rhoda seconded to accept maps for a waiver of Subdivision land transfer only**

**Record of Vote:**

**Pellett Aye Compton Aye Morley Aye Rhoda Aye Woodruff Aye Gebo Aye Westlake Aye**  
**Vote was carried unanimously.**

**II. Site Plan SPLM1-24 Owner Sean & Shannon Finucane, (Agent Mark Muller)** State Route 64 Tax Map #67.03-1-2.200 Site plan for Pole Barn in front of primary structure with one Front Setback.

Muller was present as acting agent for Finucane. Muller stated that they were granted their variance with no conditions at the Zoning Board of Appeals. Now he is back to ask for the Boards blessing to place the barn in front of the house on his flag lot.

**Woodruff motioned Compton seconded to waive the Public Hearing.**

**Woodruff motioned Morley seconded to declare SEQR Type II with no further action required. All in favor Aye.**

**Woodruff motioned Westlake seconded to accept the maps for preliminary final.**

**Whereas:** The ZBA has granted the Finucane's a 25 ft variance

**Record of Vote:**

**Pellett Aye Compton Aye Morley Aye Rhoda Aye Woodruff Aye Gebo Aye Westlake Aye**  
**Vote was carried unanimously.**

**III. Special Use Permit, TSP2-24 Owner Jacob Arner (Agent Mark Potter) Labella/Abundant Solar Energy System 135-83.3.** Property located on Rice Road Tax Map # 54.00-1-74.210. Declare Town of East Bloomfield Planning Board as lead agency.

Start of Review of project will be on 4.18.2024 anticipated Public Hearing & Preliminary Final Review May 16,2024.

**Pellett motioned to waive the reading of the Resolution Woodruff seconded.**

**Woodruff motioned Morley seconded to declare the Town of East Bloomfield to act as Lead Agency on SEQR.**

**Record of Vote:**

**Pellett Aye Compton Aye Morley Aye Rhoda Aye Woodruff Aye Gebo Aye Westlake Aye**

**Vote was carried unanimously.**

**IV. Discussion:**

There was a brief discussion on where the Town Board stands with the proposed Zoning changes. Pellett will get together with Lester & Willie to see where we are. Rayburn stated that she had reached out to the Town Attorney as well.

The Board discussed doing more research on possible changes or new code for #.5 from the list below: *event centers vs current code that allows for a SUP for each event on 50 acres or more.* Rayburn asked the Board to look through their code book, think of ideas, go on E-Code 360 and look at what other towns are doing for code. Then plan a workshop to go over any ideas and suggestions the Board may have.

**Topics for review 2024**

1. Continued review of the Comprehensive Plan's suggested updates for zoning districts changes.
2. 5 G placement of antenna's
3. Battery Storage
4. More research and code considerations for cannabis in the future
5. Look into code for event centers vs current code that allows for a SUP for each event on 50 acres or more.
6. Look at the schedules for any items that need to be updated or clarified.

**Minutes of March 7, 2024**

**Rhoda motioned Gebo seconded to approve the minutes of 3.7.2024.**

**Woodruff abstained. All other board members present voted aye; vote was carried.**

**Minutes of March 21, 2024**

**Woodruff motioned Westlake seconded to approve the minutes of 3.21.2024.**

**Gebo abstained. All other board members present voted aye; vote was carried.**

Westlake informed the Board that this would be his last meeting as he has accepted a position to become the Associate Medical Center Director for the James J. Peter's Bronx VA Medical Center. The Board congratulated Westlake and thanked him for his service on the Board.

**V. Meeting Adjourned**

**Morley motioned and Pellett seconded to adjourn @ 8:30 pm.**

Respectfully submitted,

Christel Daggett  
Planning & Zoning Board Secretary